



DAVID E. JANSSEN
Chief Administrative Officer

County of Los Angeles
CHIEF ADMINISTRATIVE OFFICE
713 KENNETH HAHN HALL OF ADMINISTRATION • LOS ANGELES, CALIFORNIA 90012
(213) 974-1101

HAMMOND ✓

October 16, 2001

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Board of Supervisors
GLORIA MOLINA
First District

YVONNE BRATHWAITE BURKE
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

Dear Supervisors:

**TRANSFER OF COUNTY SURPLUS REAL PROPERTY TO THE
COMMUNITY DEVELOPMENT COMMISSION
21207 SOUTH SANTA FE AVENUE, CITY OF CARSON
(SECOND) (4 VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that the real property located at 21207 South Santa Fe Avenue, Carson is not required for County use, nor for park and recreation purposes.
2. Approve the transfer of this property, legally described in the attached Quitclaim Deed, to the County Community Development Commission (CDC) to be used for low income housing purposes.
3. Instruct the Mayor to execute the attached Quitclaim Deed, which has been approved as to form by County Counsel.
4. Find that the transfer of this property to the CDC is exempt under the California Environmental Quality Act (CEQA).

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

To convey title of surplus County property to CDC, to be used for affordable housing through a donation agreement with the Habitat for Humanity-Long Beach. The subject parcel was acquired by the County by Trustee Deed. CDC has maintained the property for several years at substantial cost with the understanding that this property, which is improved with a small residential structure, would be eventually donated to the Habitat for Humanity-Long Beach to provide affordable housing for low income families.



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Implementation of Strategic Plan Goals

The County wide Strategic Plan directs that we invest in public infrastructure, in order to strengthen the County's fiscal capacity. The sale/transfer of surplus property, to serve a public need, supports this strategy by complying with the Strategic Asset Management Principles (Goal 4, Strategy 2, Objective 2).

FISCAL IMPACT/FINANCING

This office has determined that the fair market value of the property is \$90,000. Therefore, the proposed transfer will result in a loss of approximately that amount in potential revenue.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The subject property is a single family dwelling with a detached two-car garage. The lot is 3,013 square feet and the building is approximately 798 square feet. The current zoning is RM25 for residential uses. The building is in need of extensive repairs to be habitable.

The property was acquired by the County by Trustee Deed on October 19, 1992 in connection with the forfeiture of a bail bond and subsequent Summary Judgment by the Court, in favor of the County.

- The California Government Code authorizes the County to quitclaim surplus property, without compensation, to certain governmental entities, including the CDC.
- The Office of County Counsel has approved all documents as to form, and the County's title as to a saleable interest.

ENVIRONMENTAL DOCUMENTATION

This activity is categorically exempt under Class 12 of the State's CEQA Guidelines and the revised Environmental Document Reporting Procedures and Guidelines adopted by your Board.

IMPACT ON CURRENT SERVICES (OR PROJECTS)


There will be no impact on County services.

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CONCLUSION

The Executive Officer, Board of Supervisors, is requested to return to the CAO, Real Estate Division, Property Management Section, 222 South Hill Street, 3rd Floor, Los Angeles, CA 90012, one stamped adopted Board letter, and the original of all documents submitted for execution by the Mayor.

Respectfully submitted,



DAVID E. JANSSEN
Chief Administrative Officer

DEJ:SNY
CWW:EC:kb

Attachments (2)

c: County Counsel
Auditor-Controller
Community Development Commission

RECORDING REQUESTED BY & MAIL TO

NAME_____

STREET_____

CITY_____

Space above this line for Recorder's use _____

QUITCLAIM

DEED

DOCUMENTARY TRANSFER TAX \$ _____
____ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,
____ OR COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING, AT TIME OF SALE.

.....
Signature of Declarant or Agent determining tax. Firm Name

For valuable consideration, receipt of which is hereby acknowledged, the **COUNTY OF LOS ANGELES**,
a **body corporate and politic**, does hereby surrender, quitclaim and release to:

COMMUNITY DEVELOPMENT COMMISSION OF THE COUNTY OF LOS ANGELES

all of the COUNTY'S right, title and interest in and to the described real property, reserving and excepting
to the County of Los Angeles all oil, gas, hydrocarbons, and other minerals in and under the property
without the right to the use of the surface or subsurface to a depth of 500 feet, measured vertically from
the surface of said real property.

Said real property is located in the City of Carson, County of Los Angeles, State of California and is
described as follows:

Lot 1567, Tract No. 7644 as shown on map filed in Book 84, Pages 47 and 48, of Maps, in the
Office of the Recorder of said County.

TAX PARCEL: 7308/010/901

SUBJECT TO AND BUYER TO ASSUME:

- a. All taxes, interest, penalties and assessments of record, if any.
- b. Covenants, conditions, restrictions, reservations, easements, rights, and rights-of-way of record, if any.

Dated_____

COUNTY OF LOS ANGELES

Sale of surplus County owned property

REM Sale No _____ Date of Sale _____

File No _____ Parcel _____

Synopsis No _____ Date _____

Supervisory District No. _____

By.....

Michael D. Antonovich
Mayor, County of Los Angeles

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } ss.

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Mayor of the Board on all papers, documents, or instruments requiring said signature.

The undersigned hereby certifies that on this ____ day of _____, 200__, the facsimile signature of _____, Mayor of the Board of Supervisors of the County of Los Angeles was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Mayor of the Board of Supervisors of the County of Los Angeles.

In witness whereof, I have also set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
Board of Supervisors, County of Los Angeles

By _____
Deputy

APPROVED AS TO FORM:

LLOYD W. PELLMAN

By 
Deputy